

Public Document Pack

**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



**Belfast
City Council**

15th January 2026

MEETING OF THE LICENSING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall and remotely via Teams on Wednesday, 21st January, 2026 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. Delegated Matters

- (a) Licences Issued Under Delegated Authority (Pages 1 - 6)
- (b) Houses in Multiple Occupation (HMO) Licenses Issued Under Delegated Authority (Pages 7 - 10)
- (c) Application for a New Licence to operate a House of Multiple Occupation for 65 Tates Avenue (Pages 11 - 32)

3. **Non-Delegated Matters**

(a) Quarter 3 (2025-26) statistics on the public level of engagement with the HMO website and proposed advertising campaign for January - February 2026 (Pages 33 - 34)

4. **Restricted Item**

(a) HMO Review of Licence Scheme Charges (Pages 35 - 40)



Subject:	Licences Issued Under Delegated Authority
Date:	21 January 2026
Reporting Officer:	Kate Bentley, Director of Planning & Building Control, ext. 2300
Contact Officer:	Stephen Hipkins, Building Control Manager, Ext. 2435

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number	<input type="text"/>
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
<p>After Committee Decision</p> <p>After Council Decision</p> <p>Sometime in the future</p> <p>Never</p>	

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues																																				
1.1	Under the Scheme of Delegation, the Director of Planning and Building Control is responsible for exercising all powers in relation to the issue, but not refusal, of Permits and Licences, excluding provisions relating to the issue of Licences where adverse representations have been made.																																				
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3.1	<p><u>Key Issues</u></p> <p>Under the terms of the Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985 the following Entertainments Licences were issued since your last meeting.</p> <table border="1"> <thead> <tr> <th>Premises and Location</th> <th>Type of Application</th> <th>Applicant</th> </tr> </thead> <tbody> <tr> <td>Allen Memorial Hall, Cregagh Presbyterian Church, 102-104 Cregagh Road, Belfast, BT6 9ER</td> <td>Renewal - Occasional 14 Day Unspecified</td> <td>Jim Mc Curry</td> </tr> <tr> <td>Ardoyne Working Mens Club, 9 Kerrera Street, Belfast, BT14 7FL</td> <td>Renewal - 7 Day Annual</td> <td>Brendan Mailey</td> </tr> <tr> <td>Avoniel, 24 Avoniel Road, Belfast, BT5 4SF</td> <td>Renewal - 7 Day Annual</td> <td>David Miller, Greenwich Leisure Limited</td> </tr> <tr> <td>BBC Blackstaff House, 64 Great Victoria Street, Belfast, BT2 7BB</td> <td>Renewal - 7 Day Annual</td> <td>Mervyn Middleby</td> </tr> <tr> <td>Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS</td> <td>Renewal - 7 Day Annual</td> <td>Joanne Murray, BCC Facilities Management</td> </tr> <tr> <td>Belmont Bowling Club, 6a Kincora Avenue, Belfast, BT4 3DW</td> <td>Renewal - 7 Day Annual</td> <td>Stephen Walker</td> </tr> <tr> <td>Bullhouse East, 442-446 Newtownards Road, Belfast, BT4 1HJ</td> <td>Renewal - 7 Day Annual</td> <td>William Mayne, Bullhouse Bar Company Limited</td> </tr> <tr> <td>Cassidy's Bar, 347-349 Antrim Road, Belfast, BT15 2HF</td> <td>Renewal - 7 Day Annual</td> <td>Eugene Cassidy, Cassidy's Inns Limited</td> </tr> <tr> <td>Catch My Pal Billiards and Snooker Club, 191 Kingsway, Dunmurry, BT17 9RY</td> <td>Renewal - 7 Day Annual</td> <td>Samuel Brown</td> </tr> <tr> <td>Custom House Square Marquee, Belfast, BT1 3ET</td> <td>Renewal - 7 Day Annual</td> <td>Gary Hammond, Department for Communities</td> </tr> <tr> <td>Dark Horse, Hildon House, 30-34 Hill Street, Belfast, BT1 2LB</td> <td>Renewal - 7 Day Annual</td> <td>Willie Jack, Commercial Court Inns Limited</td> </tr> </tbody> </table>	Premises and Location	Type of Application	Applicant	Allen Memorial Hall, Cregagh Presbyterian Church, 102-104 Cregagh Road, Belfast, BT6 9ER	Renewal - Occasional 14 Day Unspecified	Jim Mc Curry	Ardoyne Working Mens Club, 9 Kerrera Street, Belfast, BT14 7FL	Renewal - 7 Day Annual	Brendan Mailey	Avoniel, 24 Avoniel Road, Belfast, BT5 4SF	Renewal - 7 Day Annual	David Miller, Greenwich Leisure Limited	BBC Blackstaff House, 64 Great Victoria Street, Belfast, BT2 7BB	Renewal - 7 Day Annual	Mervyn Middleby	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Renewal - 7 Day Annual	Joanne Murray, BCC Facilities Management	Belmont Bowling Club, 6a Kincora Avenue, Belfast, BT4 3DW	Renewal - 7 Day Annual	Stephen Walker	Bullhouse East, 442-446 Newtownards Road, Belfast, BT4 1HJ	Renewal - 7 Day Annual	William Mayne, Bullhouse Bar Company Limited	Cassidy's Bar, 347-349 Antrim Road, Belfast, BT15 2HF	Renewal - 7 Day Annual	Eugene Cassidy, Cassidy's Inns Limited	Catch My Pal Billiards and Snooker Club, 191 Kingsway, Dunmurry, BT17 9RY	Renewal - 7 Day Annual	Samuel Brown	Custom House Square Marquee, Belfast, BT1 3ET	Renewal - 7 Day Annual	Gary Hammond, Department for Communities	Dark Horse, Hildon House, 30-34 Hill Street, Belfast, BT1 2LB	Renewal - 7 Day Annual	Willie Jack, Commercial Court Inns Limited
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	Donegall Quay, Lagan Lookout & Lagan Weir, Donegall Quay, Belfast, BT1 1AA	Renewal - 7 Day Annual	Gary Hammond, Department for Communities	
	Falls Leisure Centre, 15-17 Falls Road, Belfast, BT12 4PB	Renewal - 7 Day Annual	Sean Cleary, Greenwich Leisure Limited	
	Forthriver Bowling And Tennis Club, 104a Woodvale Road, Belfast, BT13 3BU	Renewal - 7 Day Annual	Thomas Taylor	
	Gallaher's Bar, Cityside Retail Park, 100-150 York Street, Belfast, BT15 1WA	Renewal - 7 Day Annual	Samuel Stranaghan, GILTA Ltd	
	Girdwood Community Hub, 10 Girdwood Avenue, Belfast, BT14 6EG	Renewal - 7 Day Annual	Nathan Taylor, Greenwich Leisure Limited	
	Glen Park, 18-22 Ardoyne Avenue, Belfast, BT14 7DA	Grant - 7 Day Annual	Marguerite McAtee, Pairc An Gleanna Ltd	
	Hearth, 195-199 Upper Newtownards Road, Belfast, BT4 3JB	Renewal - 7 Day Annual	Philip Patterson, Approachable Group Limited	
	Hollywood Bowl, Unit 2, Odyssey Pavilion, 2 Queens Quay, Belfast, BT3 9QQ	Renewal - 7 Day Annual	Stephen Masterson, The Original Bowling Company (NI)Ltd	
	Knock Golf Club, Summerfield Club House, Upper Newtownards Road, Belfast, BT16 2QX	Renewal - 7 Day Annual	Aaron Mc Connell, Knock Golf Club Limited	
	Knockbreda Parish Church Hall, Purdy's Lane, Newtownbreda, BT8 7AR	Renewal - Occasional 14 Day Unspecified	Wilma Chrusciak	
	Lagan Village Rangers Supporter Club, 36-40 Castlereagh Place, Belfast, BT5 4NN	Renewal - 7 Day Annual	William Robert Ferguson	
	Linfield Supporters Club, Crimea Street, Belfast, BT13 1LT	Renewal - 7 Day Annual	Charles Butler	
	Lyric Theatre NI, Lyric, 55 Ridgeway Street, Belfast, BT9 5FB	Renewal - 7 Day Annual	Jimmy Fay, The Lyric Theatre (Ni)	
	Orangefield Presbyterian Church, 464 Castlereagh Road, Belfast, BT5 6BH	Renewal - Occasional 14 Day Unspecified	David Irvine	
	Portside Inn, 1 Dargan Road, Belfast, BT3 9JU	Renewal - 7 Day Annual	Alan Simms	
	Ryan's Bar, 116-118 Lisburn Road, Belfast, BT9 6AH	Renewal - 7 Day Annual	Gavin Bates, Barel Limited	
	Shandon Park Golf Club, 73 Shandon Park, Belfast, BT5 6NY	Renewal - 7 Day Annual	Marianne Hood	
	Shaw's Bridge Sports Association, 123 Milltown Road, Belfast, BT8 7XP	Grant - 7 Day Annual	Sam Loughrey	
	St Bartholomews Parochial Hall, 183 Stranmillis Road, Belfast, BT9 5EE	Renewal - Occasional 14 Day Unspecified	Ian Berryman	

	Premises and Location	Type of Application	Applicant	
St Malachys College Old Boys Association, 442 Antrim Road, Belfast, BT15 5GB	Renewal - 7 Day Annual	Conor Cassidy		
Stormont Presbyterian Church, 618 Upper Newtownards Road, Belfast, BT4 3HH	Renewal - Occasional 14 Day Unspecified	Frona Clarke		
The Belfast Barge, Lanyon Quay, Belfast, BT1 3LG	Renewal - 7 Day Annual	Joyce Anderson, Lagan Legacy		
The Harrison Chambers of Distinction, 45 Malone Road, Belfast, BT9 6RX	Grant - 7 Day Annual	Melanie Harrison		
The Skainos Centre, 239 Newtownards Road, Belfast, BT4 1AF	Renewal - 7 Day Annual	John Nicholson, Skainos Limited		
The Suffolk Inn, 12-14 Suffolk Road, Belfast, BT11 9RZ	Renewal - 7 Day Annual	Tony Clarke, The Suffolk Inn Ltd		
The Watson Belfast, 2-14 Little Donegall Street, Belfast, BT1 2JD	Variation - 7 Day Annual	Gareth Nethercott, Gracemount Enterprises Ltd		
Titanic Hotel, 3, Olympic Way, Queen's Island, Belfast, BT3 9EP	Renewal - 7 Day Annual	Adrian Mc Nally		
Voodoo and Orisha, 9-11 Fountain Street, Belfast, BT1 5EA	Renewal - 7 Day Annual	Ciaran Smyth, Phoenix Wine & Spirit Stores Ltd		
Woodvale Cricket Club, 19-21 Ballygomartin Road, Belfast, BT13 3LA	Renewal - 7 Day Annual	Timothy Browne		
Writer's Square Marquee, Donegall Street, Belfast, BT1 1ZZ	Renewal - 7 Day Annual	Gary Hammond, Department for Communities		

3.2 Under the terms of the Betting, Gaming, Lotteries and Amusements (Northern Ireland) Order 1985 no Amusement Permits were issued since your last meeting.

3.3 Under the terms of the Cinemas (Northern Ireland) Order 1991 no Cinema Licences were issued since your last meeting.

3.4 Under the terms of the Petroleum Consolidation Act 1929 the following Petroleum Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Saveways Eurospar, 111 Springfield Road, Belfast, BT12 7AE	Renewal Application	Helen Wall, Eirsise Trading Limited

3.5 Under the terms of the Street Trading Act (Northern Ireland) 2001 no Street Trading Licences were issued since your last meeting.

3.6 Under the terms of the Road Traffic Regulation (Northern Ireland) Order 1997 no Road Closure Orders were issued since your last meeting.

3.7	Under the terms of the Licensing of Pavement Cafés Act (Northern Ireland) 2014 the following Pavement Café Licences were issued since your last meeting.										
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3.8	<p><u>Financial & Resource Implications</u></p> <p>None.</p>										
3.9	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no issues associated with this report.</p>										

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Subject:	Houses in Multiple Occupation (HMO) Licenses Issued Under Delegated Authority
Date:	21 January 2026
Reporting Officer:	Kevin Bloomfield, NIHMO Manager
Contact Officers:	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted? <input type="checkbox"/> After Committee Decision <input type="checkbox"/> After Council Decision <input type="checkbox"/> Some time in the future <input type="checkbox"/> Never	

Call-in	
Is the decision eligible for Call-in?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	Under the Scheme of Delegation, the Director of City & Neighbourhood Services Department is responsible for exercising all powers in relation to the issue and variation, but not refusal, of HMO Licences, excluding provisions relating to the issue of HMO Licences where adverse representations have been made. Those applications which were dealt with under the Scheme are listed below.
2.0	Recommendations
2.1	The Committee is requested to note the applications that have been issued under the Scheme of Delegation during December 2025.

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	9 Riverview Street	Mrs Lisa O'Neill	STRANMILLIS	STRANMILLIS HMA 2/19	New Application
	163 Templemore Avenue	Sifi Properties Limited	BALLYMACARRY ETT	NONE	Renewal Application
	Flat 3, 66 Rugby Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2, 66 Rugby Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 1, 66 Rugby Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	18 Palestine Street	Mr Richard Garvey	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	56 Jocelyn Street	Mrs Helen O'Reilly	WOODSTOCK	NONE	New Application
	147 Dunluce Avenue	Ms Eva Spiers	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	Flat 3, 22 Wolseley Street	Enagh Investments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 1, 22 Wolseley Street	Enagh Investments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	23 Melrose Street	Ms Patricia Collins	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
	Flat 3, 14 Ireton Street	Botanic Avenue Properties Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	23 Pakenham Street	Mr Christopher Weir	CENTRAL	NONE	Renewal Application
	63 Rugby Road	MOUNT CHARLES INVESTMENTS LIMITED	CENTRAL	HOLYLAND HMA 2/22	New Application
	87 Wellesley Avenue	Mr William Devlin	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
	32 Tates Avenue	Mrs Mary McIntyre	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
	34 Sandhurst Drive	Mr Declan Boyle	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	25 Strandview Street	Mrs Pauline Blaney	STRANMILLIS	STRANMILLIS HMA 2/19	New Application
	42 St Ives Gardens	Mr Kevin Fredlander	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
3.2	<u>Financial & Resource Implications</u>				
	None				
3.3	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>				
	There are no issues associated with this report.				

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Subject:	Application for a New Licence to operate a House of Multiple Occupation for 65 Tates Avenue, Belfast, BT9 7BY
Date:	21 January 2026
Reporting Officer:	Kevin Bloomfield HMO Unit Manager
Contact Officer:	Kevin Bloomfield HMO Unit Manager Kevin McDonnell, Divisional Solicitor

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number	<input type="text"/>
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

1.0	Purpose of Report or Summary of main Issues											
1.1	<p>To consider an application for a Licence permitting the use of premises as a House in Multiple Occupation (HMO).</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Premises</td> <td style="width: 25%;">Application No.</td> <td style="width: 25%;">Applicant(s)</td> <td style="width: 25%;">Managing Agents</td> </tr> <tr> <td>65 Tates Avenue, Belfast, BT9 7BY</td> <td>12567</td> <td>Remark Group Ltd</td> <td>Mr John Lambon</td> </tr> </table> <p>Members are reminded that licences are issued for a 5-year period with standard conditions. Where it is considered necessary to do so, the Committee can also impose special conditions.</p>				Premises	Application No.	Applicant(s)	Managing Agents	65 Tates Avenue, Belfast, BT9 7BY	12567	Remark Group Ltd	Mr John Lambon
Premises	Application No.	Applicant(s)	Managing Agents									
65 Tates Avenue, Belfast, BT9 7BY	12567	Remark Group Ltd	Mr John Lambon									
2.0	Recommendations											
2.1	<p>Taking into account the information presented Committee is asked to hear from the Applicant and make a decision to either:</p> <ul style="list-style-type: none"> (i) Grant the application, with or without any special conditions; or (ii) Refuse the application. <p><u>Notice of proposed decision</u></p>											
2.2	<p>On the 10 December 2025, pursuant to Paragraph 9 of Schedule 2 of the Houses in Multiple Occupation Act (Northern Ireland) 2016 ("the 2016 Act"), officers issued a Notice of Proposed Decision. Appendix 2</p>											
3.0	Particulars of the application											
	<p><u>Background</u></p> <p>3.1 The property had the benefit of an HMO licence issued by the Council with a start date of 20 January 2021 and an expiry date of the 20 January 2026 in the name of Mr. Sam Shepherd</p> <p>3.2 The ownership of the property transferred to Remark Group Ltd with an assignment date of the 28 June 2023. Mr. Sam Shephard is a director of the Remark Group Ltd.</p> <p>3.3 In accordance with Section 28 "Change of ownership: effect on licence" of the 2016 Act the licence in the name of Mr. Sam Shephard ceased to have effect on the date of transfer.</p> <p>3.4 An application for a new HMO licence was received from Remark Group Ltd on the 30 September 2025</p> <p>3.5 The property was inspected on the 17 October 2025 at which time it was vacant.</p>											

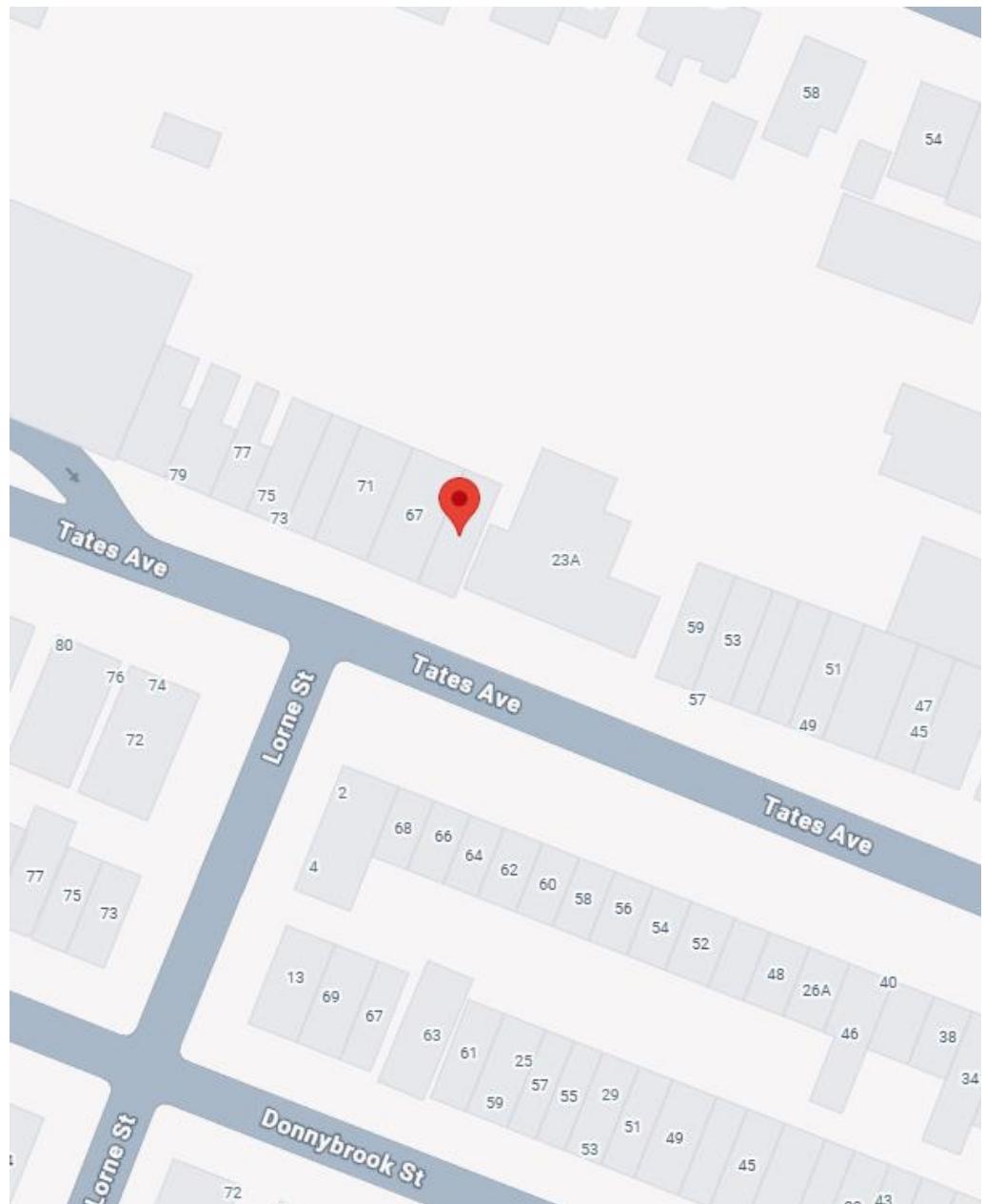
	<p><u>Key Issues</u></p> <p>3.6 Pursuant to the 2016 Act, the Council may only grant a licence if it is satisfied that:</p> <ul style="list-style-type: none"> a) the occupation of the living accommodation as an HMO would not constitute a breach of planning control; b) the owner, and any managing agent of it, are fit and proper persons; c) the proposed management arrangements are satisfactory; d) the granting of the licence will not result in overprovision of HMOs in the locality; e) the living accommodation is fit for human habitation and— <ul style="list-style-type: none"> (i) is suitable for occupation as an HMO by the number of persons to be specified in the licence, or (ii) can be made so suitable by including conditions in the licence.
	<p><u>Planning</u></p> <p>3.7 As this is a new application the Council's Planning Service was consulted. It confirmed that a Certificate of Lawful Existing Use or Development ("CLEUD") was granted on 24 June 2021 with the planning reference LA04/2021/1250/LDE.</p>
	<p><u>Fitness</u></p> <p>3.8 When considering the fitness of an applicant the Council must have regard to any offences concerning fraud/ dishonesty, violence, drugs, human trafficking, firearms, sexual offences, unlawful discrimination in, or in connection with, the carrying on of any business; or any provision of the law relating to housing or of landlord and tenant law. It also permits the Council to take into account any other matter which the council considers to be relevant.</p>
3.9	<p>The NIHMO Unit has consulted with the following units within the Council's City and Neighbourhood Services Department –</p> <ul style="list-style-type: none"> (a) Environmental Protection Unit ("EPU") - who have confirmed that in relation to night-time noise there has been no relevant enforcement action required in respect of the HMO in the last 5 years, (b) Environmental Protection Unit ("EPU") - who have confirmed that in relation to day-time noise there has been no relevant enforcement action required in respect of the HMO in the last 5 years, (c) Public Health and Housing Unit ("PHHU") - who have confirmed that in relation to rubbish accumulation/filthy premises, there has been no relevant enforcement action required in respect of the HMO in the last 5 years, (d) Enforcement Unit ("EU") - who have confirmed that in relation to litter and waste, there has been no relevant enforcement action required in respect of the HMO in the last 5 years,
3.10	The EPU, PHHU and EU, solely in respect of their statutory functions, have confirmed that there are no relevant, previous convictions in respect of the Applicant, Managing Agent or occupants.
3.11	Officers are not aware of any other issues relevant to the fitness of the applicant or manager

	<u>Overprovision</u>
3.12	For the purpose of Section 12(2) of the 2016 Act. The Council has determined the locality of the accommodation, 65 Tates Avenue, Belfast, Antrim, BT9 7BY as being Housing Management Areas (HMA) “HMA 2/08 Edinburgh St” as defined in the document Belfast City Council’s Local Development Plan Strategy “2023 Strategy” which was formally adopted on the 2 May 2023.
3.13	Legal Services has advised that there is a clear requirement in section 8 of the 2016 Act upon the Council to be satisfied that the granting of a licence will not result in overprovision.
3.14	In making this decision the Council has had regard to: <ul style="list-style-type: none"> (a) the number and capacity of licensed HMOs in the locality (b) the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.
3.15	To inform the Council in its consideration of the above provisions, the Council has taken account of the 2023 Strategy given that <i>“Nurturing sustainable and balanced communities is a fundamental aim of the LDP’s housing policies.”</i> <p>In particular, the Council has considered Policy HOU10:-</p>
3.16	HOU10 states – <i>“Within designated HMAs, planning permission will only be granted for Houses in Multiple Occupation (HMOs) and/or flats/apartments where the total number of HMOs and flats/apartments combined would not as a result exceed 20% of all dwelling units within an HMA.”</i> <p>(a) The number and capacity of licensed HMOs in the locality</p>
3.17	On the date of assessment, 25 November 2025, 48% of all dwelling units in policy area HMA 2/08 Edinburgh St was made up of HMOs and (intensive forms of accommodation) flats/apartments, which in turn exceeds the 20% development limit as set out at Policy HOU10. There are 175 (27%) licensed HMOs with a capacity of 650 persons in HMA 2/08 Edinburgh Street. <p>(b) The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</p>
3.18	The total number of dwelling units in a HMA is measured by Ordnance Survey’s Pointer database. There are a total of 650 dwelling units in HMA 2/08 Edinburgh St.
3.19	On 25 November 2025 out of 103 premises available for rent within the BT9 area on the website propertyNews.com there were 23 licensed HMOs which from the information presented on the website represented 105 bed spaces. The HMO accommodation was available immediately.
3.20	The fact that the use of the property as an HMO is permitted for planning purposes is a relevant consideration in determining whether the grant of this licence will result in overprovision.
3.21	The Council recognises that there is a need for intensive forms of housing and to meet this demand, HMOs are an important component of this housing provision. HMOs, alongside other accommodation options within the private rented sector, play an important role in meeting the

	<p>housing needs of people who are single, who have temporary employment, students, low-income households and, more recently, migrant workers.</p>
3.22	<p>In September 2017 the Housing Executive published the document “Housing Market Analysis Update – Belfast City Council Area” which states “HMOs form an important element of the PRS, particularly for younger people on low incomes and for single people, under the age of 35, affected by the limitation of housing benefit to the shared room rate. Anecdotal evidence also indicates that this has been a popular sector with migrant workers.”</p> <p>Students moving out of HMO accommodation.</p>
3.23	<p>On the 7 December 2022 Ulster University Director of Campus Life told members of the Council’s City Growth and Regeneration Committee that there was an “increase in competition for HMO’s particularly from NIHE, Immigration Services and statutory agencies and there were increasing accommodation issues across the housing sector which required a holistic view and should include the consideration of international students, families and graduates looking for professional accommodation.”</p>
3.24	<p>However, QUB Director of Student Plus confirmed to members that the current trend indicated a significant move of students to purpose-built student accommodation blocks. She told members that there were 7,000 purpose built managed student accommodation (PBMSA) rooms in the city – the majority built since 2018 and approximately 5,000 in the city centre.</p>
3.25	<p>November 2025 monitoring information produced by the Council’s Planning Services for PBMSA indicates that 6306 bedspaces have been completed since September 2016, a further 2806 bedspaces are currently under construction, with a further 3263 bedspaces having received planning approval but have not commenced the construction phase.</p>
3.26	<p>With the continued expansion of the PBMSA sector and students transitioning from private rentals to PBMSAs, it is too early to tell whether the increased competition from non-students for HMOs is a temporary problem (which can be managed by the contraction in students residing in existing HMO accommodation within the locality) or evidence of an emerging long-term supply issue.</p>
	<p>Section 8(2)(d) of the 2016 Act</p>
3.27	<p>In assessing the number and capacity of licensed HMOs as well as the need for HMO accommodation in the locality, officers cannot be satisfied that the granting of the HMO licence will not result in overprovision of HMO accommodation in the locality of the accommodation for the purpose of section 8(2)(d) of the 2016 Act.</p>
	<p><u>Objections</u></p>
3.28	<p>No objections were received in relation to this application.</p>
	<p><u>Attendance</u></p>
3.29	<p>The owners of the HMO and/or their representatives will be available to discuss any matters relating to the licence application should they arise during your meeting.</p>
	<p><u>Suitability of the premises</u></p>
3.30	<p>The accommodation was inspected on the 30 October 2025 at which time it complied with the physical standards for a 5 persons HMO.</p>

	<p><u>Notice of proposed decision</u></p> <p>3.31 On the 10 December 2025, pursuant to Paragraph 9 of Schedule 2 of the Houses in Multiple Occupation Act (Northern Ireland) 2016, Officers issued a Notice of Proposed Decision to the Applicant setting out the terms of the proposed licence. Appendix 2 The Notice of Proposed Decision stated that the Council proposed to refuse the licence on the grounds of overprovision. A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p>
	<p><u>Applicant's response</u></p> <p>3.32 On the 24 December 2025 the applicant emailed the office in response to the issue of the Notice of Proposed Decision indicating that he opposed the decision and wished to appear before the committee to make oral representations. Appendix 3</p>
4.0	Financial and Resource Implications
4.1	None. The cost of assessing the application and officer inspections is provided for within existing budgets.
	<p><u>Equality and Good Relations Implications</u></p> <p>4.2 There are no equality or good relations issues associated with this report.</p>
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	There are no equality or good relations issues associated with this report.
6.0	Appendices – Documents Attached
	<p>Appendix 1 – Location Map Appendix 2 – Notice of Proposed Decision. Appendix 3 – Representations following the issue of the Notice of Proposed Decision.</p>

Appendix 1 – External Photograph and Location Map – 65 Tates Avenue, Belfast, BT9 7BY



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By virtue of paragraph(s) 3 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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Subject:	Quarter 3 (2025/26) statistics on the public level of engagement with the HMO website and proposed advertising campaign for January / February 2026.
Date:	21 January 2026
Reporting Officer:	Kevin Bloomfield, NIHMO Manager
Contact Officers:	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
<input type="checkbox"/> After Committee Decision <input type="checkbox"/> After Council Decision <input type="checkbox"/> Some time in the future <input type="checkbox"/> Never	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	Members at their November 2025 meeting requested that officers provide statistics on the public level of engagement with the HMO section on the Council's website on a quarterly basis
1.2	To highlight a publicity campaign commencing on the 26 January 2026 to coincide with the commencement of the letting season for students looking new accommodation for the 2026/27 academic year.

2.0	Recommendations								
2.1	The Committee is requested to note the engagement with the HMO section via the website during quarter 3 of the financial year 2025/26.								
2.2	The Committee is requested to note an advertising campaign scheduled to coincide with the commencement of the student letting season for the academic year 2026/27								
3.0	Main report								
	<u>Key Issues</u>								
3.1	From 15 September (launch of Know your rights booklet) – 31 December 2025 the HMO section of the Council's website received the following level of engagement.								
	<table border="1"> <thead> <tr> <th>Webpage</th><th>Views</th></tr> </thead> <tbody> <tr> <td>NIHMO</td><td>4,879</td></tr> <tr> <td>Know your rights: A guide for HMO tenants</td><td>288</td></tr> <tr> <td>Information for tenants</td><td>183</td></tr> </tbody> </table>	Webpage	Views	NIHMO	4,879	Know your rights: A guide for HMO tenants	288	Information for tenants	183
Webpage	Views								
NIHMO	4,879								
Know your rights: A guide for HMO tenants	288								
Information for tenants	183								
3.2	A social media advertising campaign with a primary target audience of students looking for new accommodation for the September term and a secondary audience of landlords, education establishments and parents will commence on the 26 January 2026 for a 2-week period.								
3.3	The strap line “ <i>Students: check before you rent - If the house is an HMO, make sure it's licensed.</i> ” will front the campaign.								
3.4	The campaign will also focus on the obligations the HMO licence holder has to maintain the property during the term of the tenancy, building on recent articles in “City Matters”.								
3.5	Officers will also use boosted social media adverts, website pop-ups / banners, a press release and an article on Interlink.								
3.6	The messaging will also be relayed by Officers to Landlords Association for Northern Ireland (LANI), student bodies, higher education institutions and Northern Ireland Council for Inclusion on their website / social media channels.								
	<u>Financial & Resource Implications</u>								
3.7	The funding of the advertising campaign is met from HMO licence fee income and does not place a financial burden on the rate payer.								
	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>								
3.8	There are no issues associated with this report.								

Agenda Item 4a

By virtue of paragraph(s) 3 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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